

Planning and Development

Saco City Hall
300 Main Street
Saco, Maine 04072-1538



Emily Cole-Prescott

City Planner

Eprescott@sacomaine.org

Phone: (207) 282-3487 ext.357

Approved Minutes
Planning Board
Tuesday, April 30, 2019
6:00 PM Special Meeting
City Hall Conference Room (First Floor)

Present for the Board: Chair Neil Schuster; Vice Chair Don Girouard; Matt Provencal; Joyce Leary Clark; Jeff Brochu; Peter Scontras; Alyssa Bouthot

Also Present: Roger Gay, City Council Liaison; Joe Laverriere, City Engineer; Emily Cole Prescott, City Planner

Note: Regular meeting is audio recorded. These audio records will be posted on the City's website and available for public review within one week of the meeting.

1. Call to Order: Chair Shuster called the regular meeting to order at 6:05 PM.
2. Minutes of April 16, 2019 Meeting: Jeff Brochu asked that the spelling of Bill Cormier's name be revised. **Jeff Brochu made a motion to approve the meeting minutes with this amendment. Joyce Leary Clark seconded the motion, and it carried unanimously.**
3. New Business, Tabled Items & Public Hearings:
 - a. 4 Cascade Road (Map 62 Lot 1-4): Final Subdivision Plan Review – Re-subdivision to create one lot
 - Applicant: Amari Holdings LLC
 - Zone: Cascade Contract Zone & MU-3

Bill Thompson of BH2M and Nate Libby of Amari Holdings were present to discuss this application.

Overview: Emily Cole-Prescott introduced the final subdivision application, indicating that a condition of preliminary approval to provide financial capacity documentation upon final plan review had not been done. Additionally, the need to have the final subdivision reviewed by the City Council for the subdivision amendment because it is part of the contract zone, should be done before the site plan review application. Options include looking at the site plan review application to review what has been received thus far with the applicant, pending action until the Council has reviewed the subdivision plan amendment that is incorporated by reference in the contract zone.

Discussion, Waiver Requests & Application Completeness:

- Financial Capacity: **Don Girouard moved that the Planning Board waive section 1.1.10 for financial and technical capacity on the basis that it is not necessary for the creation of one lot. Jeff Brochu seconded the motion, and it carried, with Peter Scontras opposed.**

Application Completeness: **Alyssa Bouthot moved to find the application for final subdivision review to create one additional lot for Map 62 Lot 1-4 complete. The motion carried, 5-2, with Jeff Brochu and Peter Scontras opposed.**

- **Traffic and Proposed Conditions of Approval:** The Board reviewed a proposed condition of approval, which requires the Park North/Cascades Traffic Movement Permit (TMP) approval before a Certificate of Occupancy is issued. **Jeff Brochu moved to delete condition #14 from the proposed list of conditions of approval. There was no second so the motion failed.**

There was discussion about the sun-set Traffic Movement Permit for Park North and the Cascades. E. Cole-Prescott indicated that the Traffic Movement Permit has been filed. There was question as to whether certificates of occupancy will be withheld until the TMP is approved, and E. Cole-Prescott stated that she has been told that Certificates of Occupancy cannot be issued by the Code Enforcement Department until the TMP is approved. Joe Laverriere, City Engineer, answered some questions about the TMP application. The Board had a discussion about and asked questions about the TMP.

Public Hearing: **Don Girouard moved to open the public hearing. Jeff Brochu seconded the motion, and it carried unanimously.**

- *Roger Gay, City Council Liaison, spoke.*
- *Kevin Roche spoke in favor of the application, and expressed concerns about the Park North/Cascade Contract Zone, TMP, and other enforcement matters relative to that area.*

Jeff Brochu moved to close the public hearing. Matt Provencal seconded the motion, and it carried unanimously.

Action: **Jeff Brochu moved to approve the final subdivision plan for creation of one additional lot per the findings of fact and conditions of approval dated April 30, 2019. Matt Provencal seconded the motion, and it carried, 6-1, with Peter Scontras opposed.**

- b. 4 Cascade Road (Map 62 Lot 1-4): Site Plan & Design Review Application – 6,000 sq. ft. commercial structure and associated site improvements
 - Applicant: Amari Holdings LLC
 - Zone: Cascade Contract Zone & MU-3

Bill Thompson of BH2M and Nate Libby of Amari Holdings were present to discuss this application.

Don Girouard moved to table the site plan review application consideration to a future meeting. Alyssa Bouthot seconded the motion, and it carried unanimously.

- c. 19 Mill Brook Road (Map 45 Lot 19-3-9): Site Plan Review – 60,000 square feet industrial facility in two phases with associated site improvements
 - Applicant: Nikel Holdings
 - Zone: I-3

Craig Burgess, Sebago Technics, was present to discuss this application.

Overview: Emily Cole-Prescott introduced the application, indicating that the owner has applied for site plan review to bring Precision Manufacturing to the Mill Brook Business Park. The first phase will consist of 40,000 square feet, and the second phase is proposed at 20,000 square feet. The application includes associated site improvements.

Application Completeness: **Jeff Brochu moved to find the application for site plan review for 19 Mill Brook Road complete. Joyce Leary Clark seconded the motion, and it carried unanimously.**

Craig Burgess presented the plan, and answered the Board's questions about the proposal. The business is primarily C&C milling, with low intensity and low water usage.

Public Hearing: Jeff Brochu moved to open the public hearing. Joyce Leary Clark seconded the motion, and it carried unanimously.

- *Roger Gay, City Council Liaison, asked about the number of employees.*
- *Kevin Roche asked about sewer capacity.*

Craig Burgess responded that there will be no more than 70 employees on each shift, and there will be two shifts. Craig Burgess noted that there is significantly low water usage for this business, and coordination has occurred with the Water Resource Recovery Director Howard Carter.

Jeff Brochu moved to close the public hearing. Peter Scontras seconded the motion, and it carried unanimously.

Action: Joyce Leary Clark moved to approve the site plan application for 19 Mill Brook Road, in the Mill Brook Business Park, per the findings of fact and the conditions of approval, both dated April 30, 2019.

Updates & Other Discussion: The Board asked that additional detail be provided about the TMP application in Park North/Cascades.

Adjournment: Without objection, the meeting adjourned at 8:15 PM.